

City of Lynnwood
PLANNING COMMISSION MINUTES
February 24, 2005

Commissioners present:

Patrick Decker, Chair
Elisa Elliott
Dave Johnson
Tia Peycheff
Donna Walther

Staff present:

Jim Cutts, Director
Ron Hough, Planning Manager
Darryl Eastin, Senior Planner
Gina Coccia, Assistant Planner
Jeff Elekes, Deputy Public Works Director
Jared Bond, Engineer Tech

Commissioners absent:

Vacant Position
Brian Bigler

Others present:

Ted Hikel, Council Member Liaison

CALL TO ORDER

Chair Decker called this meeting to order at 7:05 pm. A quorum was present and the Chair acknowledged the presence of Council liaison Ted Hikel.

APPROVAL OF MINUTES

The minutes for February 10th, 2005 meeting minutes were not available and will be brought to the March 10, 2005 meeting.

The minutes of the special dinner meeting of January 11, 2005 were signed by former Chair, Dave Johnson.

COUNCIL LIAISON REPORT

City Council member Ted Hikel reported on the recent City Council actions such as the Public Hearing on February 14th on the PRS-4 zone, Kingsbury East and the Squire properties. B-2 zone designation will be determined.

CITIZEN COMMENTS

None.

COMMISSION MEMBER DISCLOSURES

None.

PUBLIC HEARING

Critical Areas Ordinance

Jared Bond, Environmental Engineer Technician and Bill Franz, Director of Public Works gave the initial presentation on the Critical Areas Ordinance. The Critical Areas Ordinance will include Wetlands, Streams, Steep Slopes and Fish and Wildlife priority areas.

John Mauro, Smart Growth Director for the Pilchuck Audubon Society, offered comments. The Pilchuck Audubon Society has been looking at all jurisdictions in Snohomish County for the Critical Areas Ordinance. Their concerns are a strong set of protections, such as the "quality of life issues". He outlined all this in a letter he wrote to the Public Works Department, which was forwarded to the Planning Commission.

Mr. Mauro submitted a CD with vast information on the "Best Available Science" study, which he and other of his colleagues have prepared.

Commissioner Bigler Stream Rating System Category 1, 2, 3. Adopt the DNR ratings system, because there is differentiation of stream types in that rating system. In looking at Category 1 streams which are Scriber, Lund, Swamp and Halls creek. Commissioner Bigler's question is it the intent to Categorize the entire length of those streams that are in Lynnwood as Category 1?

Mr. Bond said that according to the BAS document that the system they use is based on the DNR system and it's consistent with Washington DNR and other widely used systems based on what they discriminate against.

Commissioner Peycheff commented that she needed clarification at the next meeting as to the letter from Mr. Mauro and Jones & Stokes recommendation that there are two areas where they seem to disagree with staff's recommendation. One is on the buffer averaging and the other is the reduction being allowed because of surrounding uses.

The Planning Commission needs additional time to go over the letter Mr. Mauro submitted and Public Hearing will be brought back on February 24, 2005.

WORK SESSIONS

Manufactured Housing Code Amendment

Senior Planner Dennis Lewis and Assistant Planner Gina Coccia gave an initial review on the Lynnwood's Zoning Code for compliance with SB-6593. This is regarding equal treatment of conventional and factory-built housing. This Senate Bill was passed and will go into effect July 1, 2005. Staff stated there is many different options and routes and will be brought back on February 24th meeting.

Chair Decker voiced his concerns, if there are two manufactured homes on a lot that are grandfathered in, have suddenly become a mobile home park? Are they entitled to legal status and recognition?

Staff needs to explore Chair Decker's question and will also bring back a formal presentation so the Planning Commission can make a recommendation.

There will be a Public Hearing in early March.

BUSINESS

Resolution No. 2005-2 – Chair Decker read the Resolution on commending Dave Johnson for his years of service to the Planning Commission. Commissioner Peycheff made a motion to adopt the resolution and Commissioner Bigler seconded it.

Motion passed unanimously.

DIRECTOR'S REPORT & INFORMATION

Not available.

ADJOURNMENT

A motion was made by Commissioner Bigler to adjourn and was seconded. The motion carried unanimously and the meeting was adjourned at 8:33 pm.

Patrick Decker, Chair